

Department of Permits and Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
Baltimore County, Maryland

In the Matter of

Civil Citation No. 55840

Regina Arnold  
William M. Arnold III

531 Kingston Road

Respondents

FINDINGS OF FACT AND CONCLUSIONS OF LAW  
FINAL ORDER OF THE CODE ENFORCEMENT HEARING OFFICER

This matter came before the Code Enforcement Hearing Officer for the Department of Permits and Development Management on March 24, 2009, for a hearing on a citation for violations under the Baltimore County Zoning Regulations (BCZR) section 101, 102.1, 1B01.1, 1B01.1D; Baltimore County Code (BCC) section 13-7-112, 115, 310, 312; 35-2-404 (A)(a)(1) (a)(1)(v); 35-6-105 (B)(1)(2), failure to remove all trash, failure to remove/repair unsafe structure, failure to obtain required Rental Housing License, on residential property known as 531 Kingston Road, 21220.

On February 19, 2009, pursuant to §3-6-205, Baltimore County Code, Code Enforcement Officer, issued a code enforcement citation. The citation was sent to the Respondent by 1<sup>st</sup> class mail to the last known address listed in the Maryland State Tax Assessment files.

The citation proposed a civil penalty of \$2,000.00 (two thousand dollars).

The following persons appeared for the Hearing and testified: the Respondent, William M. Arnold, and Clarence Raynor, Baltimore County Code Enforcement Officer.

After proper consideration of all the evidence and testimony presented, the Hearing Officer finds:

A. A Correction Notice was issued on February 10, 2009 for removal of junk, trash and debris; storage of garbage in containers with tight-fitting lids; and repair or removal of unsafe shed. Photographs in the file show extensive junk, trash, garbage, and debris, and a dilapidated wooden shed with multiple holes in the roof.

B. This Citation was issued on February 19, 2009. Violations noted include failure to remove all trash from property, failure to repair or remove unsafe structure, and failure to register property and obtain required Rental Housing License.

C. Re-inspection on March 20, 2009 shows the trash and debris has been removed from the property. Inspector Raynor testified that the property is now clean. Photograph in the file shows that proper trash cans with lids have been provided and secured in a holding box. The shed remains uncorrected and appears unsafe.

D. Respondent Arnold testified that the building contains three apartments. He further testified that he has just evicted tenants from one apartment after a lengthy process and has completed cleaning the apartment and yard, including extermination of a significant insect infestation in the apartment. The shed is being repaired. He is in the process of obtaining a Rental Housing License and expects the final inspection to be done this week for that.

IT IS ORDERED by the Code Enforcement Hearing Officer that a civil penalty be imposed in the amount of \$1,000.00 (one thousand dollars).

IT IS FURTHER ORDERED that the civil penalty will be rescinded and reduced to \$0 (zero dollars) if the violations are corrected by April 10, 2009, including obtaining the required Rental Housing License and repairing the shed. If the Respondent fails to correct the violations, the civil penalty shall be imposed and placed as a lien upon the property.

IT IS FURTHER ORDERED that the County re-inspect the property to determine whether the violations have been corrected.

ORDERED this 25<sup>th</sup> day of March 2009.

Signed: ORIGINAL SIGNED  
Margaret Z. Ferguson  
Baltimore County Hearing Officer

**NOTICE TO VIOLATOR:** The violator is advised that (1) pursuant to §3-6-206(g)(2) of the Baltimore County Code, the Violator may make written application to the Director of the Department of Permits & Development Management within 10 days to modify or amend this order and (2) pursuant to §3-6-301(a), Baltimore County Code, the Violator may appeal this order to the Baltimore County Board of Appeals within fifteen (15) days from the date of this order. Any such appeal requires the filing of a petition setting forth the grounds for appeal, payment of a filing fee of \$150 and the posting of security to satisfy the penalty assessed.